

# KYOTO



Delivery Date: Q4 2026



**DOMO**  
PROPERTIES



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Kyoto presents a selection of five superb apartment units situated on the most sought after area of Limassol known as “Papas Area” in the locality of Potamos Germasogeias.

The overall residential mass is primarily southward looking attracting natural sunlight from the sunrise till the sun sets.

The neighborhood offer a peaceful and tranquil environment to live, offering the opportunity to walk to the beach as well as other countless amenities.



# A COSMOPOLITAN EXPANSE

Papas area (which is the nickname of the south part of Potamos Germasogeia) is certainly one of Limassol's most cosmopolitan areas with many affluent international citizens choosing this part of the city to call home.

This modern neighborhood is pampered with modern residences, parks and safe spaces for afternoon walks and leisure.

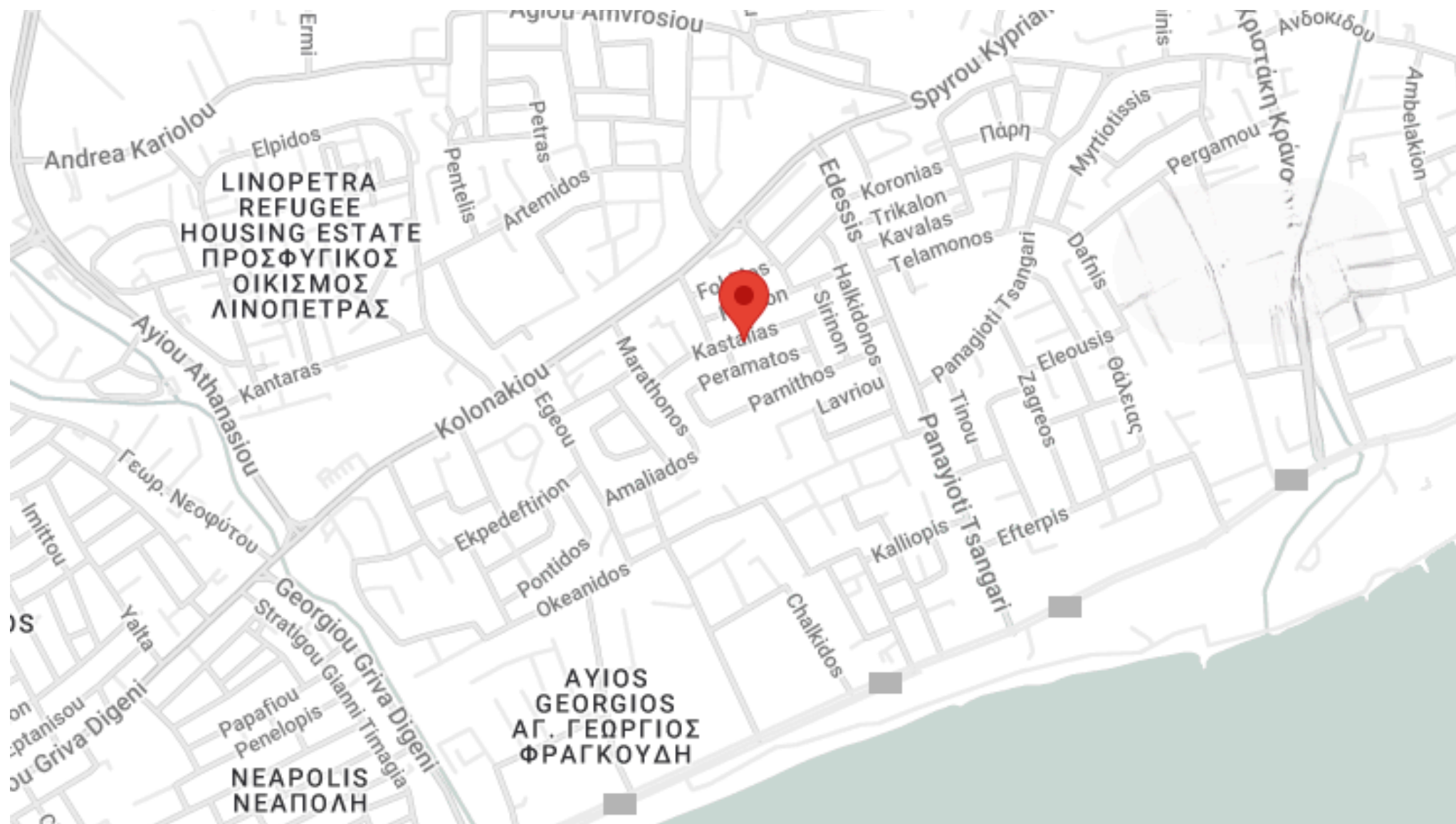
The charm with this locality is that this contemporary and serene setting is placed close to both the beachfront and the epicenter of the city.

Limassol is literally at your feet with 10' minute walks from schools, primary services, the high street or the scenic coast.



# THE LOCATION





## WALK

- Beach 7 min
- Bakery 5 min
- Schools 7 min
- Supermarket 6 min
- Kolonakiou Avenue 5 min

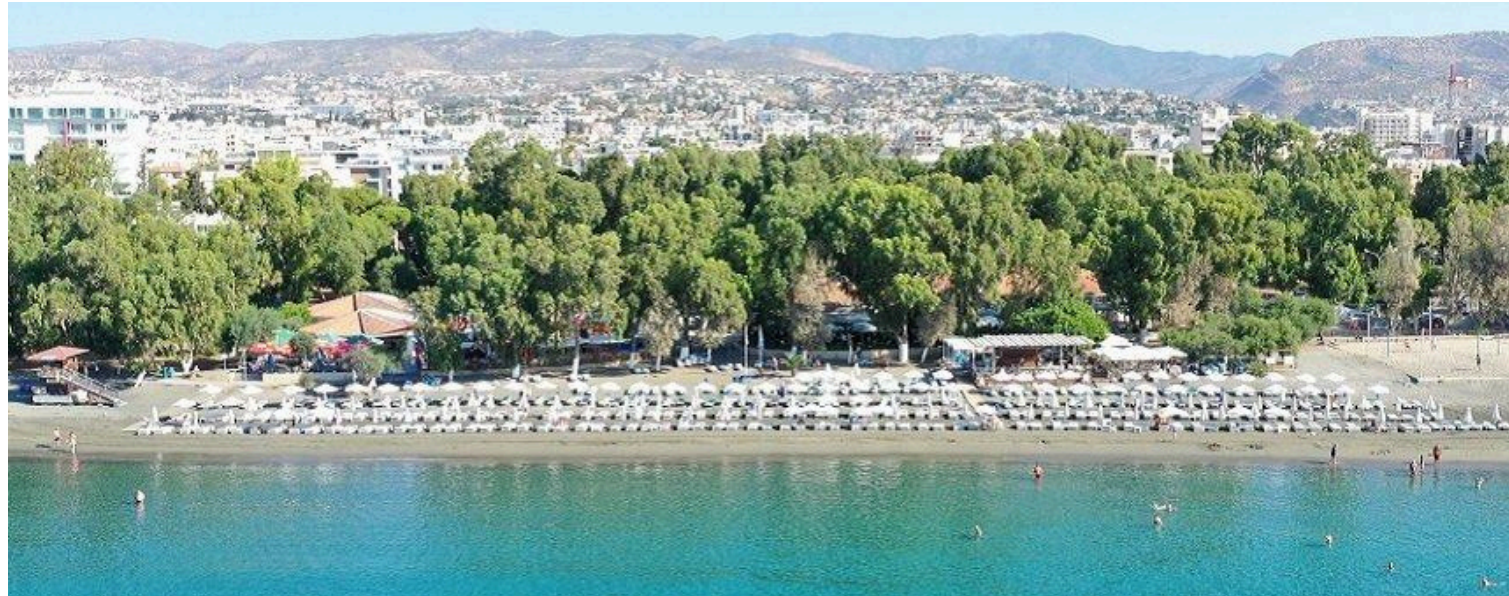


## DRIVE

- Beach 3 min
- Groceries 2 min
- Motorway 4 min
- Limassol Marina 12 min
- St Raphael Marina 12min



# THE NEIGHBORHOOD



## WALK TO THE SEA

Potamos Germasogeias provides an oasis-like retreat in the middle of the hustle and bustle of this vibrant city. Yet, a five minute stroll will bring you to the prominent Kolonakiou Avenue where exclusive boutiques, cafés and attractive bistros as well as popular Blue Flag Beach “Dasoudi” its name which translates to small forest

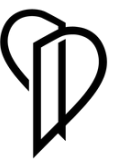
## MARKETS & BAKERIES

Just two blocks away to the north you'll find any primary amenities you can imagine. Here you can stock up at Sklavenitis or Papas superstores before browsing the vast selection of local markets and bakeries providing everything from artisan bread to everyday essentials.

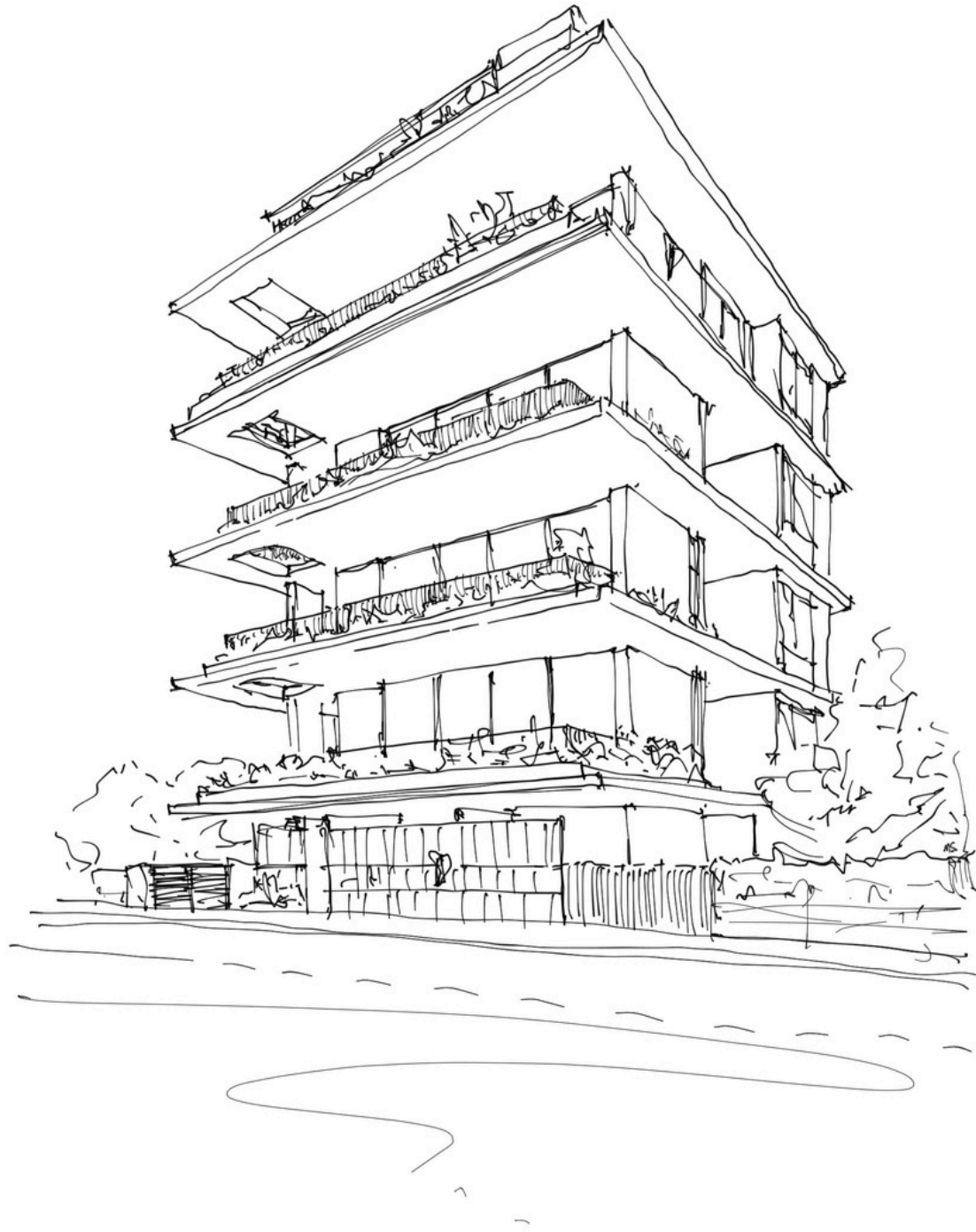


## SCHOOLS & HOSPITALS

A well respected public primary school and other private schools are within a short drive. The Linopetra Medical Center is also a minute drive away from the premises - along with numerous pharmacies and health stores.

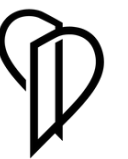


# CONTEMPORARY DESIGN



Experience ultimate privacy and luxury with our meticulously designed whole-floor apartments. Each floor is dedicated to a single residence, offering unparalleled exclusivity, expansive living spaces, and views of the surrounding cityscape.

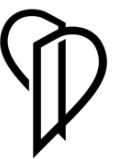
Enjoy the feeling of a private villa in the heart of the city, complete with vast terraces that blend indoor and outdoor living. These residences are perfect for those seeking a private retreat with all the amenities of high-end urban living.







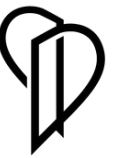
# THE INTERIORS



















# MAIN FEATURES



Central VrV Air-Condition System



Photovoltaics & Net Metering for Each Apartment



Underfloor Heating (With Heat Pump Exchange)



Thermal Aluminum Lift & Slide - Floor-to-ceiling height doors



High Ceilings: +3m height



Face Recognition Entry Video Phone



Interior Design Consultation



Automated Gate for Parking Area



Wifi Controlled Water Heater



Electric Vehicle Charge Provision for Each Apartment



# FLOOR PLANS

# GROUND FLOOR PLAN

## GROUND FLOOR



MAIN ROAD

# 1ST FLOOR PLAN

## 1st FLOOR



| APT | FLOOR | NO of BEDROOMS | INDOOR COVERED AREA | COVERED VERANDA  | ROOF GARDEN | COMMON AREA     | TOTAL AREA       | COVERED PARKINGS |
|-----|-------|----------------|---------------------|------------------|-------------|-----------------|------------------|------------------|
| 101 | 1st   | 1              | 52m <sup>2</sup>    | 21m <sup>2</sup> |             | 8m <sup>2</sup> | 81m <sup>2</sup> | 1                |
| 102 | 1st   | 1              | 51m <sup>2</sup>    | 11m <sup>2</sup> |             | 7m <sup>2</sup> | 69m <sup>2</sup> | 1                |

# 2ND FLOOR PLAN

## 2nd FLOOR



| APT | FLOOR | NO of BEDROOMS | INDOOR COVERED AREA | COVERED VERANDA | ROOF GARDEN | COMMON AREA | TOTAL AREA | COVERED PARKINGS |
|-----|-------|----------------|---------------------|-----------------|-------------|-------------|------------|------------------|
| 201 | 2nd   | 3              | 120m2               | 35m2            |             | 18m2        | 173m2      | 1                |

# 3RD FLOOR PLAN

## 3rd FLOOR



| APT | FLOOR | NO of BEDROOMS | INDOOR COVERED AREA | COVERED VERANDA | ROOF GARDEN | COMMON AREA | TOTAL AREA | COVERED PARKINGS |
|-----|-------|----------------|---------------------|-----------------|-------------|-------------|------------|------------------|
| 301 | 3rd   | 3              | 120m2               | 35m2            |             | 18m2        | 173m2      | 1                |

# 4TH FLOOR PLAN

## 4th FLOOR



| APT | FLOOR | NO of BEDROOMS | INDOOR COVERED AREA | COVERED VERANDA  | ROOF GARDEN       | COMMON AREA      | TOTAL AREA        | COVERED PARKINGS |
|-----|-------|----------------|---------------------|------------------|-------------------|------------------|-------------------|------------------|
| 401 | 4th   | 3              | 135m <sup>2</sup>   | 36m <sup>2</sup> | 115m <sup>2</sup> | 20m <sup>2</sup> | 191m <sup>2</sup> | 2                |

# ROOF GARDEN FLOOR PLAN

## ROOF





## **DOMO PROPERTIES**

Based in Limassol, we take great pride in distinctive projects across the city we love. With a strong focus on functional aesthetics, technology and sustainability we believe we make our customers lives better while protecting this island we call home.

## **OUR PHILOSOPHY**

Spaces and places must have a positive impact on the people who use them and their surroundings. This is why we pursue to develop innovative, elegant and sustainable buildings that celebrate the use of natural light and the latest technologies. We strongly appreciate the importance of social, environmental and economic issues and work hard to address them with a caring approach to the way we design, develop and provision for our developments. The ultimate goal is to deliver life enhancing properties that are beautiful to look at and easy to live with.

For more information please visit us at:  
[www.domoproperties.com](http://www.domoproperties.com)

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